

City of Troy, New York South Troy Brownfield Assessment Demonstration Pilot Program

*Community Meeting
April 23, 2003*



South Troy
EPA Brownfield Assessment
Demonstration Pilot



Agenda

- ☀ Other Projects
- ☀ Draft Site List
- ☀ Sampling & Analysis techniques
- ☀ Next Steps

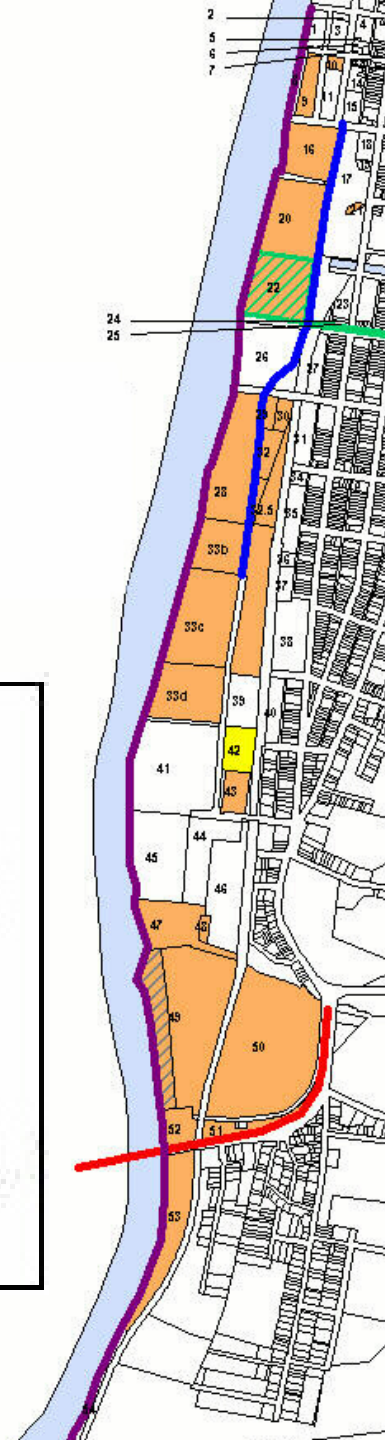


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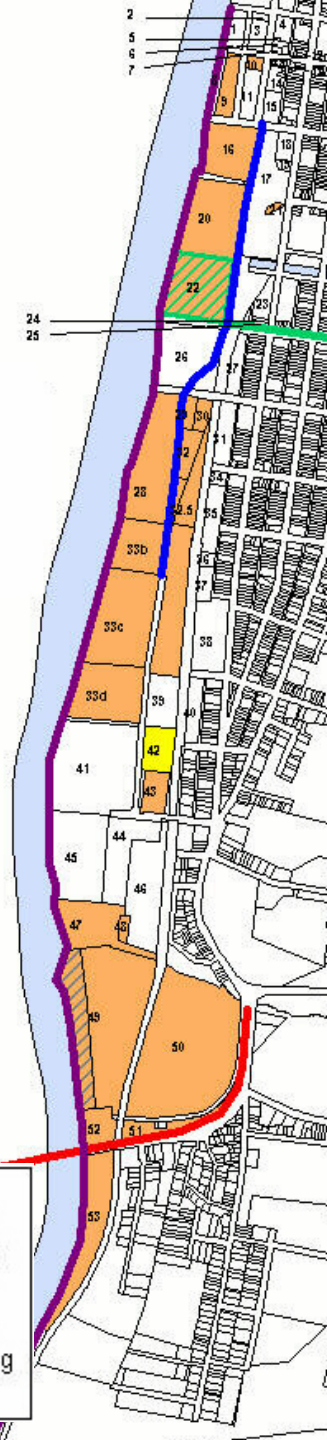
Update on South Troy Implementation Projects

- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMI&G Burden Building
- Potential Planned District



Local Waterfront Revitalization Program (LWRP) Grant

- ☀ \$225,000 Design Grant to expand Public Access to the Hudson and Poestenkill Waterfronts that targets the Scolite property and lands adjacent to the Poestenkill Creek
- ☀ Progress:
 - ☀ Working with contract developed by DOS
 - ☀ Should Have RFP developed in the next couple of months
 - ☀ Project requires public input for both preliminary concepts and final design

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- The map shows a waterfront area with various properties numbered. A blue line indicates a potential alignment for a waterfront access road. A red line indicates a planned bikeway across the Menands Bridge. A yellow box highlights a planned improvement to the HMIG Burden Building. A purple box indicates property impacted by the Riverfront Trail. A green box indicates property subject to a NYS DOS EPF Grant. A grey box indicates a potential planned district.
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South Troy Access Road



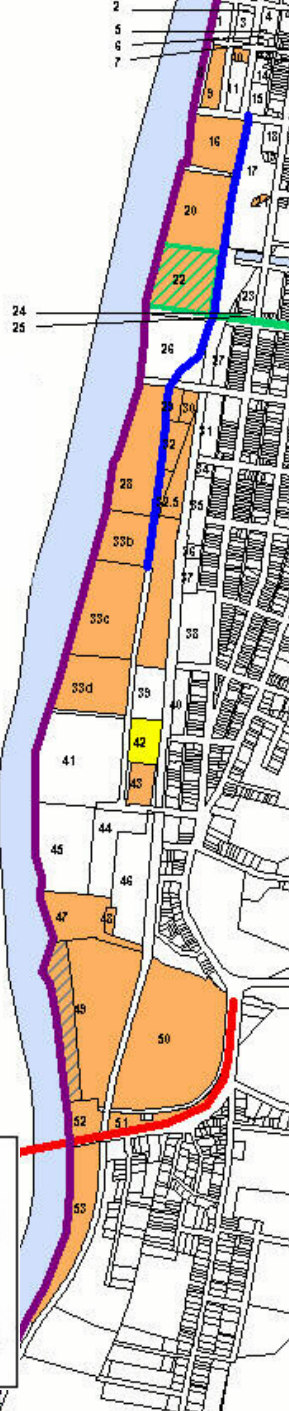
- ☀ \$6.4 Million project intended to enhance neighborhood quality of life and economic health by removing freight traffic from residential streets
- ☀ Progress:
 - ☀ Draft preliminary design submitted to DOT
 - ☀ Preparing property owner outreach/meeting
 - ☀ Public Information meeting to follow

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Waterfront Bike Trail

- ☀ \$2.4 Million Project provides access to resources including Burden Iron Works Museum, Riverfront Park, RiverSpark Visitor Information Center and downtown restaurants and merchants
- ☀ Progress:
 - ☀ Draft Design Report to be Submitted to DOT in Late May



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Troy Menands Bridge Pedestrian/Bike Access

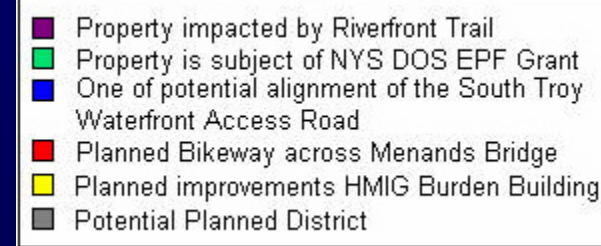
- ☀ \$500,000 Project that connects South Troy Waterfront to the Corning Preserve Trail
- ☀ Progress:
 - ☀ Preliminary design plan concepts received
 - ☀ Draft design report to be submitted to DOT in July



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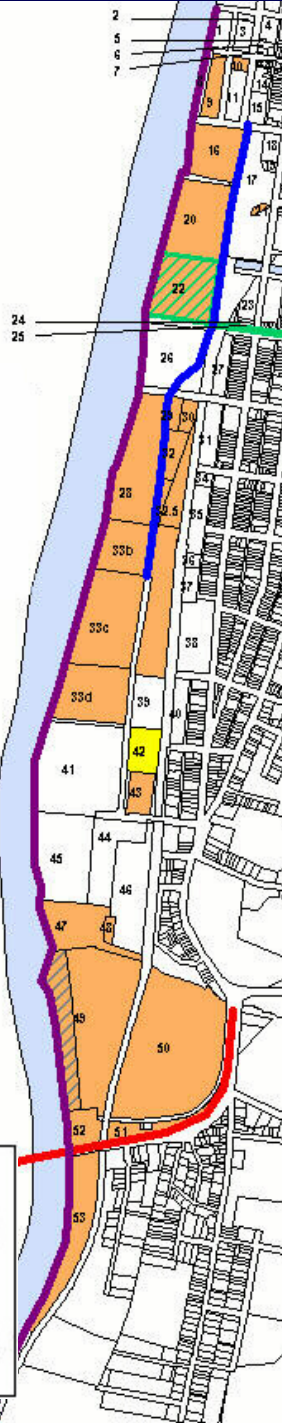
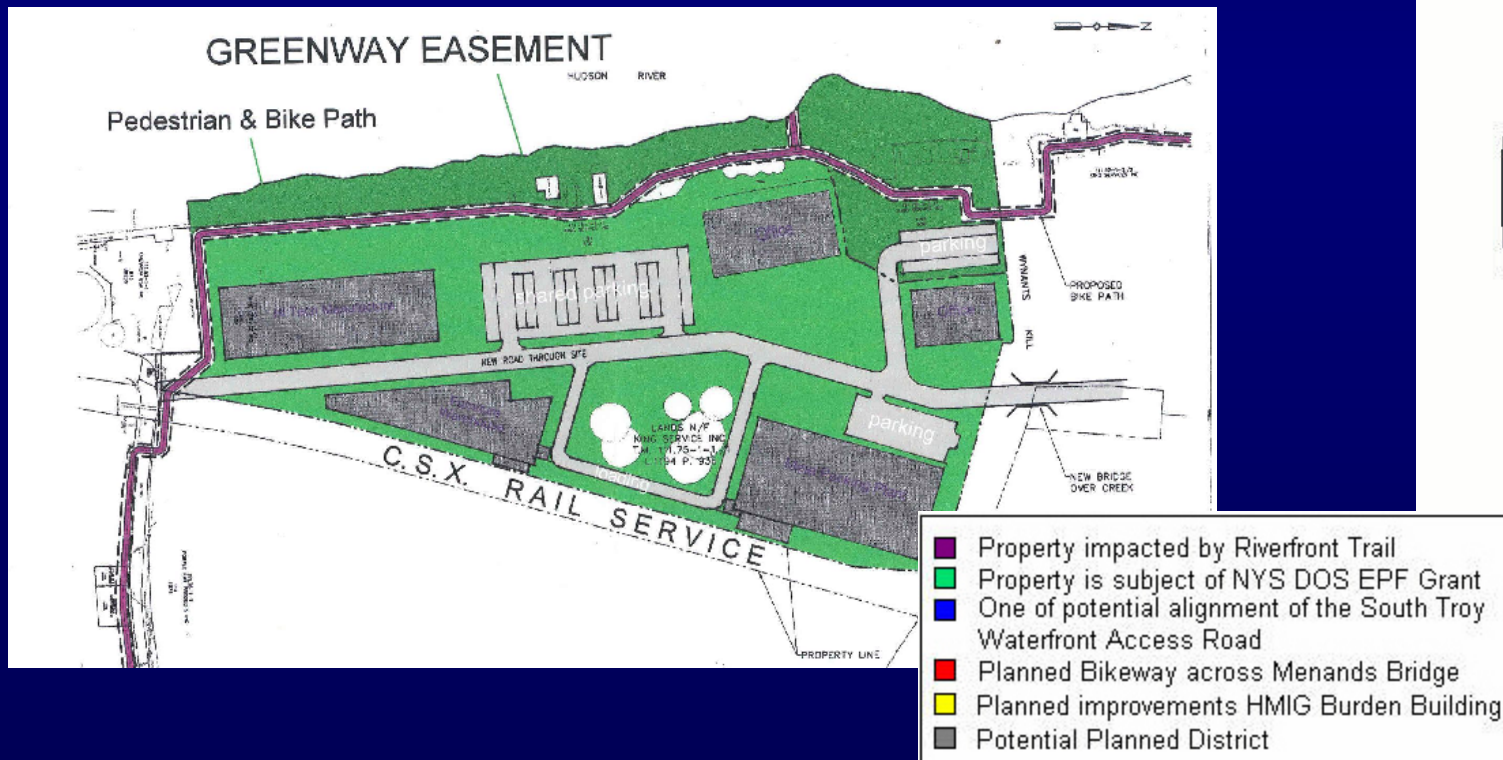
Brownfield Economic Development Initiative (BEDI)

- ★ There are 2 phases to grant:
 - ★ 2 million dollar grant from HUD
 - ★ 3 million dollar loan, section 108 (HUD)
- ★ Can be used for:
 - ★ land acquisition
 - ★ investment incentives to businesses
 - ★ infrastructure improvements
 - ★ remediation to benefit the development Working Waterfront area
- ★ Could target most properties in the study area



Proposed Easement

- City is negotiating easement across King Fuels property to support riverside recreation area.
- Ownership of easement should allow City to leverage funds for park development.



Proposed Remedial Action Plan – Site 49

- ✱ Niagara Mohawk consent order with DEC covers 21 sites around the state used for MFG production
- ✱ In February, DEC released the Proposed Remedial Action Plan (PRAP) for our site (Site 49)
- ✱ The PRAP calls for
 - ✱ Removal of some soils for treatment
 - ✱ Capping the entire site with asphalt, a ‘permeable soil cover’ or building foundations
 - ✱ Institutional controls that limit future uses to “appropriate recreational, industrial or commercial uses”
 - ✱ Monitoring
- ✱ DEC is reviewing the public comments and a final Record of Decision (ROD) is expected in late April
- ✱ Remediation is anticipated to begin in 2004

Site Selection

Study Area

Select eight sites for further review

Ten Sites

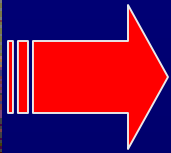
Research as necessary to select three sites

Three Sites

Phase II Environmental Testing

One Site

Reuse Plan



Sites Selection Method

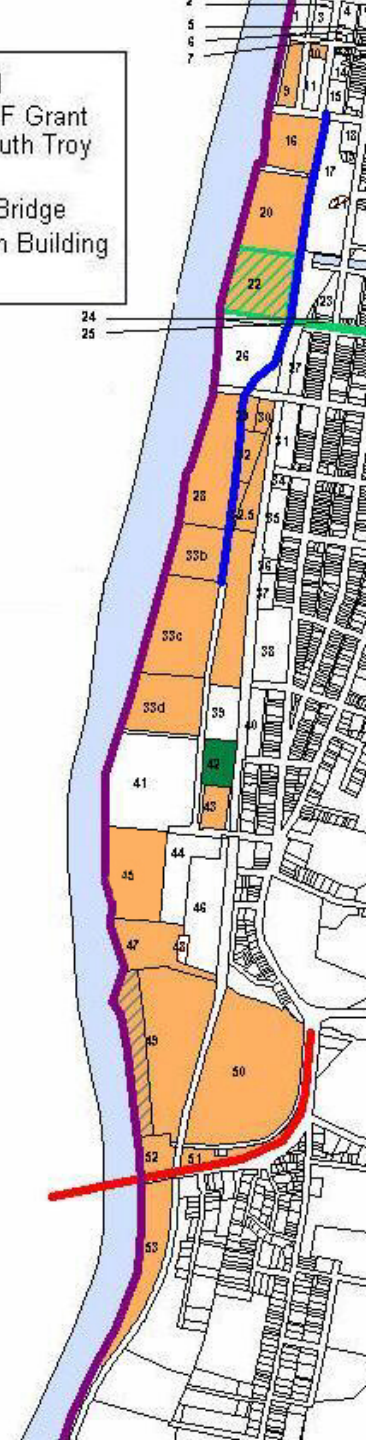
- ✱ Criteria developed with input from Task Force and public.
- ✱ 13 Criteria including Real Estate, Local Conditions & Local Desires.
- ✱ Sites were ranked based on the criteria.
- ✱ Computer model resulted in list of sites.
- ✱ Resulting list was revised by Task Force on 1/22.
- ✱ List of ten candidate sites was presented to public on 1/29.



Candidate Sites

- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMIG Burden Building
- Greenway Easement

<i>Site Name</i>	<i>Map #</i>	<i>Owner</i>
1. Clemente Assembly	9, 10 & 16	CALLANAN INDUSTRIES INC
2. Troy Slag North	20	TROY SLAG PRODUCTS CO INC
3. Scolite Property	22	CITY OF TROY
4. Troy Slag Assembly	28, 29, 30, 32, 32.5	TROY SLAG PRODUCTS CO INC
5. Industrial Park	33	RENSSELAER COUNTY IDA
6. King Services North	43	KING SERVICES INC
7. Callanan South	45	CALLANAN INDUSTRIES INC
8. King Fuels Assembly	47 & 49	KING SERVICES INC
9. Portec Assembly	50 & 51	PORTEC RAIL PRODUCTS INC
10. Chevron Assembly	52 & 53	CHEVRON USA INC



Three Sites to be tested

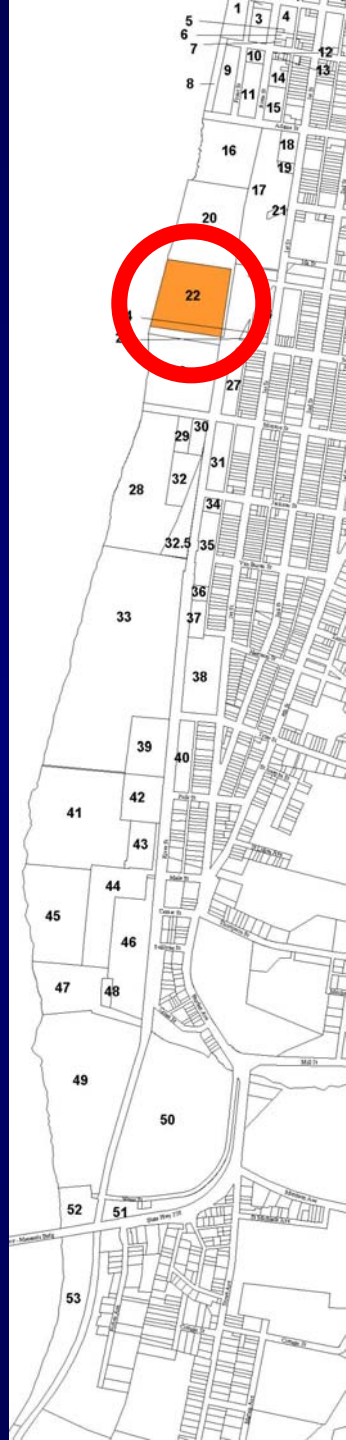
- ✱ Scolite
- ✱ South Troy Industrial Park
- ✱ King Fuels



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Scolite – Site 22

- ☀ Medium - 5.72 Acres
- ☀ Contains deteriorating historic structures
- ☀ Identified as prime candidate for greenspace in STWWRP
- ☀ Phase I result: Low concern



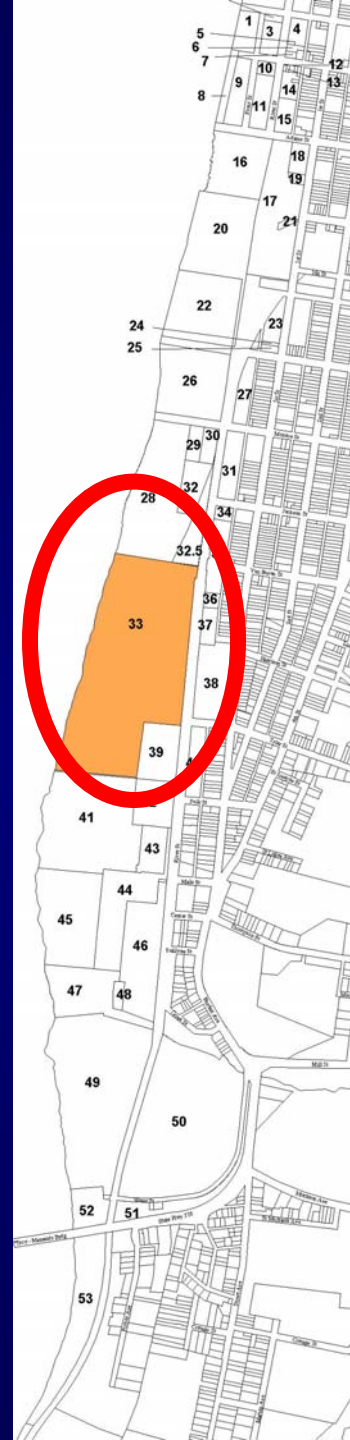
- ☀ Owned by City of Troy
- ☀ Estimated Assessment Cost: \$36,025 (39%)
- ☀ \$225K EPF grant in hand for design of public enhancements
- ☀ Historical Use: Foundry

IDA Property – Site 33

- ☀ Very Large - 23.83 Acres
- ☀ Adjacent to Hudson and accessed by Industrial Park Road
- ☀ Phase I result: Moderate concern



- ☀ Owned by County IDA who is actively marketing sites.
- ☀ Estimated Assessment Cost: \$28,525 (31%)
- ☀ Historical Use: Republic Steel

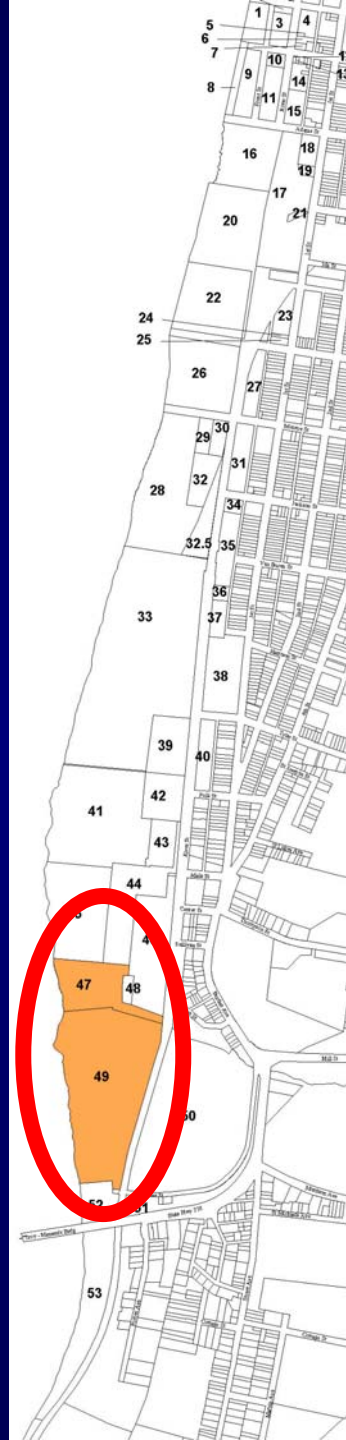


King Fuels Assembly Sites 47 & 49

- ☀ Very Large - 20.61 acres
- ☀ Long Hudson frontage
- ☀ Good road access from Main Street
- ☀ Winking tank highly visible from 787
- ☀ Niagara Mohawk Area 2
- ☀ Phase I result: Moderate for Site 49, Low for Site 47



- ☀ Potentially part of Land transaction that would result in City ownership.
- ☀ Estimated assessment cost: \$20,825 (22%)
- ☀ Historical Use: Manufactured Gas Plant



So, can we test now?

- ★ Before we can test, the EPA needs to approve formal “Phase II Work Plans” for each site composed of:
 - Sampling & Analysis Plan (SAMP)
 - Quality Assurance Plan (QAP)
 - Health and Safety Plan
- ★ Sterling Environmental Engineering will draft the plans, and hopes to submit them by the end of May.
- ★ Then we wait for approval – this could take a while!
- ★ We can say generally what will be in the plans, specifics will have to wait until final word from EPA.



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*All things come round to him
who will but wait -
Longfellow*

Sampling Plan Basics

- ★ Test everywhere we know there was a spill or other contamination (from regulatory databases).
- ★ Test everywhere contamination is likely based on historical maps.
- ★ Test at random locations throughout the site.
- ★ If adequate testing has already been done, such as on the southern portion of the King Fuels site, don't re-test.
- ★ Test both surface and subsurface soils, unless only surface testing is warranted.



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Testing Surface Soil

- ★ Simplest and least expensive method.
- ★ Literally scooping the soil from the surface or a few inches down.
- ★ Soil is taken from an area cleared of vegetation using a freshly cleaned scoop.



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Subsurface Soil - Geoprobe

- ☀ More expensive than surface sampling, but less expensive than soil boring
- ☀ Technology is called “direct push”. Geoprobe is the most common brand name.
- ☀ Drives a hollow tube into the ground to collect samples up to 12 feet below the surface
- ☀ Very fast, up to 40 samples per day.



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Subsurface Soil – Soil Boring

- ☀ Most expensive and slowest method.
- ☀ 'Drills' into the ground up to 100s of feet below the surface, we'll need to go only about 30 feet.
- ☀ The drill bit is hollow and a hollow tube can be threaded through the bit to collect a sample at any depth required.



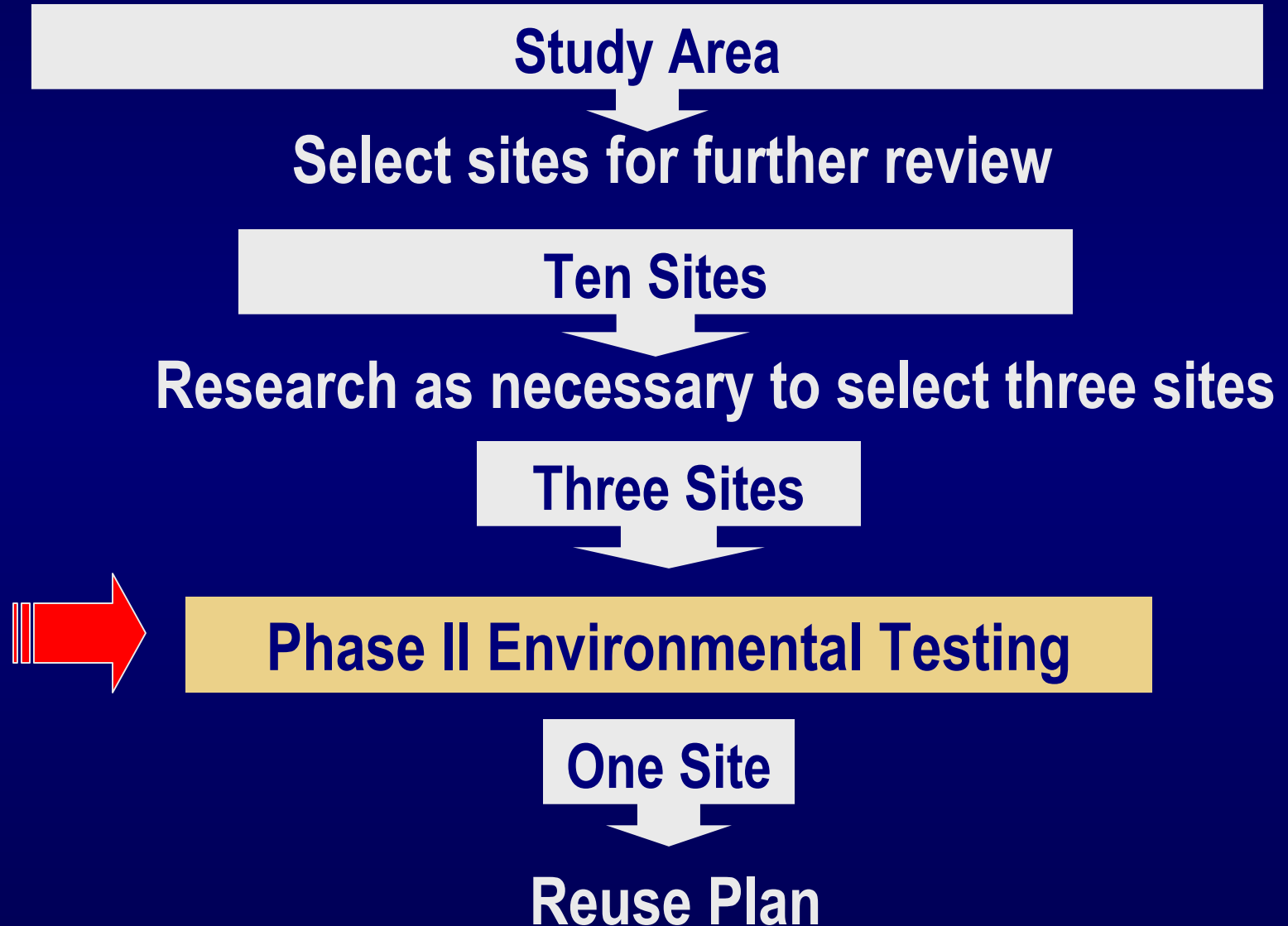
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What will we be looking for?

- ☀ VOCs & SVOCs (Volatile and Semi-volatile Organic Compounds)
 - Found in industrial solvents, paint thinners
 - Present in Coal Tar (naphthalene, toluene, etc.) which is a waste product of Manufactured Gas Plants
- ☀ PCBs (Poly-Chlorinated Byphenols)
 - Used extensively in Transformers and Capacitors until the 1970s
 - Often found in hydraulic fluid used in railroad car mechanisms.
- ☀ Priority Pollutant Metals
 - EPA identifies 13 metals used in industry as “Priority Pollutant Metals” (Antimony, Arsenic, Beryllium, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Silver, Thallium, Zinc).
 - Often present in foundry slag.

What's Next?



Testing Plans

- ✱ Sterling will develop the plans to submit to EPA.
- ✱ EPA needs to approve the plans - this could take a while!
- ✱ Sampling and Analysis will be completed as soon as possible after EPA approves the plan.
- ✱ Another public meeting will be held to present the results when they are available.



After the Testing

★ 'Remedial Plan'

- ★ Written for one site
- ★ Considers alternatives for cleaning the site up and recommends one alternative.

★ "Insurance Archeology"

- ★ Investigate whether insurance policies from previous site owners could help pay for remediation

★ Environmental Insurance

- ★ Consider how insurance could limit risks for cleanup costs and encourage private development of portions of the sites.



When's the next meeting?

- ★ The next meeting will be held when the testing and analysis is complete.
- ★ We hope that will be sometime this fall, but it depends on EPA approval.
- ★ Updates will be posted on the website:
www.troynet.net/brownfields

Questions & Answers